



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda Planning and Zoning Commission

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Wednesday, October 26, 2022

5:00 PM

Council Work Session Room  
&  
Council Chambers

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**WORK SESSION BEGINS AT 5:00 P.M. IN THE COUNCIL WORK SESSION ROOM**

**REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS**

### **REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION**

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

#### **Comments on Agenda Items:**

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

#### **Public Hearing Items:**

Individuals are limited to four (4) minutes per public hearing item.

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Individuals may participate by using one of the following methods:

#### **1. In Person for Regular or Consent Agenda Items:**

To provide in-person comments regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

#### **2. In Person for Public Hearing Items:**

For public hearing items, speaker cards are encouraged but not required.

#### **3. eComment:**

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

**4. By Phone:**

Individuals may register to provide comments by phone. Instructions and a link to register to comment by phone will be available at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings) until noon of the meeting date. Residents will submit contact information using the link provided and receive further instructions via email on how to join the meeting by phone and provide comments.

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After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, October 26, 2022, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

**WORK SESSION****1. Citizen Comments on Consent Agenda Items**

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the Planning and Zoning Commission regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION detailed at the beginning of this agenda. Registration is required prior to the time the Planning and Zoning Commission considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

**2. Clarification of agenda items listed on the agenda for this meeting**

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

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**REGULAR MEETING**

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 26, 2022, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items will be considered:

**1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

**2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:**

- A. [PZ22-243](#) Consider the approval of the October 12, 2022 minutes.

Attachments: [October 12, 2022](#)

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### 3. CONSENT AGENDA

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

- A. [FP22-0030b](#) Consider a request by Kimley-Horn for approval of a Final Plat for Summerwell Denton, IIB. The approximately 14.434-acre site is generally located 1280.2 feet west of Mayhill Road, approximately 2000 feet south of Spencer Road in the City of Denton, Denton County, Texas. (FP22-0030b, Summerwell Denton, IIB, Angie Manglaris).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - LLC Members List](#)

- B. [FP22-0026b](#) Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of Oakmont Partners JV, LP, for a Final Plat of State School Addition. The approximately 4.23-acre subject property is generally located on the east side of State School Road, approximately 150 feet southeast of Winston Drive, in the City of Denton, Denton County, Texas. (FP22-0026b, State School Addition, Ashley Hickok).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

- C. [FP22-0031a](#) Consider a request by Hickory Venture Group for approval of a Final Plat for Vintage Ranch Addition. The approximately 11.72-acre site is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (FP22-0031a, Vintage Ranch, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP22-0017c](#) Consider a request by Kimley-Horn & Associates, on behalf of Wise Asset #1 LTD, for approval of a Preliminary Plat of Legends Ranch. The 568.029-acre site is generally located just north of West University Drive and south of Jackson Road just east of Nail Road in the City of Denton's ETJ Division 1, Denton County, Texas. (PP22-0017c, Legends Ranch, Mia Hines).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

- B.    [PP22-0024](#)      Consider a request by Pacheco Koch, on behalf of A & A Denton Properties LP, for approval a Preliminary Plat of the M-380 Addition. The 17.525-acre site is generally located at the northwest corner of the intersection of East University Drive (US-380) and Masch Branch Road in the City of Denton, Denton County, Texas. (PP22-0024, M-380 Addition, Mia Hines).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

[Exhibit 5 - Extension Request](#)

- C.    [FP22-0024b](#)      Consider a request by Lang Sycamore LLC for approval of a Final Plat for Railyard Phase 1 Addition. The approximately 9.3388-acre site is generally located on the south side of East Sycamore Street, approximately 670 feet east of Bell Avenue, in the City of Denton, Denton County, Texas. (FP22-0024b, Railyard Ph 1 Addition, Julie Wyatt)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - LLC Members List](#)

- D.    [V22-0007](#)      Consider a subdivision variance request by Aqua Texas Inc. from the 2019 City of Denton Development Code Sections 8.3.2C.3.a and 8.3.2C.3.b, regarding the type and width of an access easement. The variance requested is for a reduction in the minimum width for a 3-acre lot, generally located on the north side of Hartlee Field Road and 558 feet west of Woodland Hills Drive, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (V22-0007, Woodland Hills Plant #2, Julie Wyatt)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Applicant Narrative](#)

[Exhibit 5 - Final Plat](#)

[Exhibit 6 - Recorded Easement Document No. 2022-129721](#)

[Exhibit 7 - Refusal to Sign Additional Access](#)

- E.    [FP22-0027b](#)      Consider a request by Aqua Texas Inc. for approval of a Final Plat for Woodland Water Plant 2 Subdivision. The approximately 3-acre site is generally located on the north side of Hartlee Field Road and 558 feet west of Woodland Hills Drive, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0027b, Woodland Hills Plant

#2, Julie Wyatt)

**Attachments:**     [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Final Plat](#)

## 5. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A.     [Z22-0016a](#)     Hold a public hearing and consider making a recommendation to City Council regarding a request by Linken Real Estate LP to rezone approximately 21.013 acres from Planned Development Residential 7 (PD-R7) to Residential 6 (R6) District. The site is generally located west of Lane Street and Mockingbird Lane and north of the terminus of Trailhead Lane, in the City of Denton, Denton County, Texas. (Z22-0016a, Oak Vista, Julie Wyatt)

**Attachments:**     [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Existing Zoning Map](#)  
                              [Exhibit 5 - Proposed Zoning Map](#)  
                              [Exhibit 6 - Future Land Use Map](#)  
                              [Exhibit 7 - Ordinance Z18-0018c](#)  
                              [Exhibit 8 - Table of Allowed Uses](#)  
                              [Exhibit 9 - Notification Map](#)  
                              [Exhibit 10 - Draft Ordinance](#)

- B.     [S21-0006](#)     Hold a public hearing and consider making a recommendation to City Council regarding a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for a Specific Use Permit to allow for Multifamily Dwelling Uses on approximately 53.407 acres of land, generally located at the southeast corner of the intersection of Locust Street and Loop 288, in the City of Denton, Denton County, Texas. (S21-0006, Landmark Multifamily, Sean Jacobson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Future Land Use Map](#)  
[Exhibit 5 - Zoning Map](#)  
[Exhibit 6 - Proposed Site Plan](#)  
[Exhibit 7 - Landscape Plan](#)  
[Exhibit 8 - Proposed Building Elevations](#)  
[Exhibit 9 - Notification Map and Responses](#)  
[Exhibit 10 - Draft Ordinance](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-244](#)      Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

**Attachments:**      [Matrix 2022](#)

## 7. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

### CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on October 21, 2022, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.